

VA Regional Office
701 Clay
Waco, TX 76799

Department of Veterans Affairs

LOAN GUARANTY BULLETIN

August 29, 2000

#15-00

TO: All Builders and LAPP Lenders

SUBJ: VA Requirements for Wood Destroying Insect Treatment
Waco Texas Regional Office Jurisdiction

1. VA relies on the Council of American Building Officials (CABO) termite infestation probability maps to determine its requirements for treatment of wood destroying insects.
2. The map indicates that all counties within the jurisdiction of the Waco Regional Office fall in the category of "moderate" to "very heavy" probability of infestation.
3. If a property is appraised per plans and specifications, as proposed construction, the builder is **required** to furnish a completed NCPA-99a, Subterranean Termite Treatment Builder's Certification.
4. If the builder indicates on the NCPA-99a that soil termiticide was the form of treatment used, the builder must also obtain the NCPA-99b which is completed by a licensed pest control company. These forms must be submitted to the lender prior to loan closing.
5. New construction appraised after it has reached the customer preference stage, as "existing construction" is appraised without proposed construction exhibits. For these cases, the builder has the option of furnishing the NCPA-99a or obtaining a termite inspection from a licensed pest control operator on the Texas Official Wood-Destroying Insect Report Form SPCB/T2.
6. A copy of the NCPA-99a is enclosed. Copies can be obtained from the National Pest Control Association at 8100 Oak Street, Dunn Loring, VA 22027 and other form suppliers. These are not VA forms and therefore are not available from VA.

Angelyn Wild
ANGELYN WILD
Loan Guaranty Officer

Enclosure

Subterranean Termite Treatment Builder's Certification and Guarantee

This form is completed by the builder.

This form is submitted for proposed (new) construction cases when treatment for prevention of subterranean termite infestation is specified by the builder or architect, or required by the lender, FHA or VA. Treatment for the purposes of this form means application of soil termiticide, and/or wood treatment, and/or installation of bait systems. Any treatment must be done in accordance with applicable federal and state requirements.

This form is to be completed and issued by the builder to the buyer. It is not to be considered as a waiver of, or in place of, any legal rights or remedies that the buyer may have against the builder.

FHA/VA Case No.: _____

Location of Structure(s) (Street Address, or Legal Description, City, State and Zip): _____

Buyer's Name: _____

The undersigned builder hereby certifies that a state licensed or otherwise authorized pest control company (where required by state law) was contracted to treat the property at the location referenced above for subterranean termites. The builder further certifies that the contract with the pest control company required the treatment materials and methods used to be in conformance with all applicable state and federal requirements. All work required by the contract has been completed. Where not prohibited by applicable state requirements, the buyer, for an additional fee payable to the pest control company, may extend the protection against subterranean termites. Contact the pest control company listed on the attachment for further information.

The builder hereby guarantees that, if subterranean termite infestation should occur within one year from the date of final closing, the builder will ensure that a licensed or otherwise state authorized pest control company (where required by state law) or other qualified licensed pest control company will further treat as necessary in the infested area to control infestations in the structure. This further treatment will be without cost to the buyer. If permitted by state law, the buyer may contract directly, at the buyer's expense, with a pest control company to inspect the property on a periodic basis and/or use EPA registered products to control the infestation. The builder will not be responsible for guaranteeing such additional treatment. The builder further agrees to repair all damage by subterranean termites within the one year builder's warranty period. This guarantee does not apply to additions or alterations that are made by the buyer which affect the original structure or treatment. Examples include, but are not limited to, landscape and mulch alterations which disturb the treated area and create new subterranean termite hazards, or interfere with the control measures.

If within the guarantee period the builder questions the validity of a claim by the buyer, the claim will be investigated by an unbiased expert mutually agreeable to the buyer and builder. The report of the expert will be accepted as the basis for disposition of the case. The non-prevailing party will pay the cost of any inspections made to investigate the claim. For further information contact your state structural pest control regulatory agency.

Type of Treatment: ☐ Bait System ☐ Wood ☐ Soil (NPCA-99b required)

Note: Appropriate treatment record must be attached and listed

Attachments: _____

Builder's Company Name: _____ Phone No.: (____) _____

Authorized Signature: _____ Date: _____

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Consumer Maintenance Advisory regarding Integrated Pest Management for Prevention of Wood Destroying Insects

Information regarding prevention of wood destroying insect infestation is helpful to any property owner interested in protecting the structure from infestation. Any structure can be attacked by wood destroying insects. Periodic maintenance should include measures to minimize possibilities of infestation in and around a structure. Factors which may lead to infestation from wood destroying insects include foam insulation at foundation, earth-wood contact, faulty grade, firewood against structure, insufficient ventilation, moisture, wood debris in crawl space, wood mulch, tree branches touching structures, landscape timbers, and wood rot. Should these or other such conditions exist, corrective measures should be taken by the owner in order to reduce the chances of infestations by wood destroying insects, and the need for treatment.

An original and one copy of this guarantee are to be prepared by the builder and sent to the lender. The lender provides one copy to the buyer at closing and includes a copy in the VA loan package or HUD insurance case binder. The builder sends one copy to the licensed pest control company which performed the treatment.

Attached is a copy of the state authorized pest control company's service record.

THIS FORM MAY NOT BE ALTERED.

Form NPCA-99a